



Pear Tree House
Little Cornard, Suffolk

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Pear Tree House, Little Cornard, Sudbury, Suffolk, CO10 0PD

Little Cornard is a small village close to Great Cornard, which has a good range of local amenities, including schooling, shops, leisure facilities, doctors and a regular bus service connecting to Sudbury and Colchester. The market town of Sudbury is close at hand, providing a wide range of shopping, including supermarkets, leisure centre, The Quay Theatre and branch rail link to London Liverpool Street via Marks Tey (journey time 75 minutes).

A five bedroom (one en-suite) detached property enjoying a rural setting whilst less than three miles from the historic market town of Sudbury. Situated in the picturesque village of Little Cornard, set adjacent to rolling farmland and comprising a five bedroom (one en-suite) detached property understood to date from the 1980s comprising three reception rooms and enjoying an idyllic, tranquil aspect. Providing an internal accommodation schedule of approximately 2,600sq ft with ground floor bedroom accommodation, a south facing rear aspect, spiral staircase and a particularly distinctive apex reading area set to the rear of the principal bedroom suite. Ideally suited as a family home providing convenient access to a network of high performing state and independent schools. Further benefits to the property include a double garage, heated swimming pool, covered pool terrace and established, well-screened rear gardens with a total plot size of approximately 0.65 acres.

A five bedroom (one en-suite) detached individual property understood to date from the 1980s enjoying a rural setting with far reaching views, whilst less than three miles from the historic market town of Sudbury. Further benefits to the property include double garage, heated swimming pool and a total plot size of approximately 0.65 acres.

Panel-glazed timber framed door with full height glass screen surround opening to:

ENTRANCE HALL: 23' 9" (narrowing to 6' 7") x 14' 2" (7.25m (narrowing to 2.02m) x 4.34m) With tiled flooring throughout, spiral staircase rising to first floor and door to cloaks storage with attached hanging rail and useful fitted shelving. Floor to ceiling galleried landing can be viewed from the entrance hall with glass panel original door opening to:

DRAWING ROOM: 25' 2" x 15' 0" (7.68m x 4.56m) An extended triple aspect principal reception room with casement windows to side and rear affording a southerly aspect with views across the gardens and farmland beyond. Stripped pine flooring throughout, fitted bookshelves and central brick fireplace with tiled hearth.

DINING ROOM: 11' 10" x 11' 4" (3.61m x 3.45m) With casement window range to front affording views over the established, well-screened gardens.

KITCHEN/BREAKFAST ROOM: 24' 8" x 15' 6" (7.51m x 4.73m) Fitted with an extensive range of shaker style base and wall units throughout with composite preparation surfaces over and upstands above. Stainless steel single sink unit with mixer tap above and casement window range to rear affording a southerly aspect across the garden room and gardens beyond. The kitchen units comprise a range of soft close base and wall units incorporating corner carousel units, fold out corner units, deep fill pan draws with integrated appliances including a fridge, dishwasher and Rangemaster double oven with five ring bottle fuelled gas hob. Fitted Bosch dishwasher and glass casement window to side. Set beneath a part

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vaulted roofline with exposed ceiling timbers with a direct opening to the breakfast room/seating area. Door to:

UTILITY ROOM: 11' 5" x 8' 1" (3.48m x 2.46m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Stainless steel single sink unit with hot and cold tap over and casement window to side. Space and plumbing for fridge, freezer, washing machine and tumble dryer. Also housing oil fired boiler. Tiled flooring throughout and half height panel glazed door to outside.

GARDEN ROOM (accessed via kitchen and drawing room): 23' 5" x 11' 3" (7.14m x 3.43m) A single storey rear addition to the property set on a brick base with a glazed surround on two sides. Terracotta tiled flooring throughout, pitched slate roofline and french doors opening to the south facing gardens with views across farmland beyond.

CLOAKROOM (accessed via entrance hall): 9' 9" x 3' 8" (2.98m x 1.14m) Fitted with ceramic WC and wash hand basin with tiling above. Tiled flooring throughout.

BEDROOM 4: 15' 8" x 11' 11" (4.77m x 3.62m) With casement window range to rear, open fronted fitted bookshelves and opening to:

DRESSING ROOM: 10' 4" x 6' 6" (3.15m x 1.97m) With full height fitted wardrobes with attached hanging rail and useful fitted shelving. Casement window range to side and rear.

BEDROOM 5: 11' 5" x 8' 9" (3.47m x 2.67m) With casement window range to front and full height fitted wardrobe with useful fitted shelving.

SHOWER ROOM: 7' 9" x 6' 4" (2.35m x 1.93m) Partly tiled and fitted with ceramic WC, pedestal wash hand basin and fully tiled separately screened shower with shower attachment. Obscured glass window to front and LED spotlights.

First floor

GALLERIED LANDING: With open fronted gallery to front, door to store with useful fitted shelving and further door to linen store housing water cylinder with useful fitted shelving.

STORE ROOM: With attached hanging rail.

BEDROOM 1: 24' 2" x 14' 11" (7.37m x 4.55m) With exposed ceiling timbers set beneath a part vaulted roofline with an extensive range of fitted wardrobe units and full height south facing apex to rear affording elevated aspect with views across the gardens and rolling farmland beyond.

EN-SUITE SHOWER ROOM: 6' 8" x 6' 7" (2.04m x 2.02m) Partly tiled and fitted with ceramic WC, pedestal wash hand basin and fully tiled separately screened shower with shower attachment. Velux window to side.

BEDROOM 2: 16' 7" x 8' 10" (5.06m x 2.70m) With velux window to front.

BEDROOM 3: 16' 6" x 12' 8" (5.04m x 3.86m) With window bay to side providing an ideal position for the south/westerly aspect. Stripped pine flooring throughout and study area to side. Low level eves storage.

FAMILY BATHROOM: 6' 8" x 6' 4" (2.03m x 1.94m) Fitted with ceramic WC, wash hand basin with tiling above and fully tiled bath. Velux window to front.

Outside

The property is located on Kedington Hill, Little Cornard and completely hidden from view with a driveway rising on a gentle gradient, flanked by

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mature trees into a private parking area for space for approximately five vehicles. Direct access is provided to the:

DOUBLE GARAGE: 21' 3" x 17' 7" (6.48m x 5.36m) With twin up and over doors to front, light and power connected and double personnel doors to rear, in addition to further personnel door to side providing access to the utility room.

Screened by established border planting and a brick border wall is the covered swimming pool, ideally placed for the south/westerly aspect with steps rising to a covered pool terrace. Flourishing wisteria flanks the border wall with an expanse of lawn beyond, hedge line border and further hidden garden area set to the rear of the plot with both fledgling and mature trees, part fence line border and an adjacent public footpath.

A further south facing garden area is characterised by multiple silver birch trees with a south facing terrace, dense hedge line border and providing considerable screening from Kedington Hill.

AGENTS NOTE: A covenant concerning a water pipe belonging to an adjacent property runs underneath land within the curtilage of Pear Tree House, is in place.

TENURE: Freehold

SERVICES: Mains water and electricity are connected. Private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: E. A copy of the energy performance certificate is available on request.

WHAT3WORDS: prank.grant.cloaks

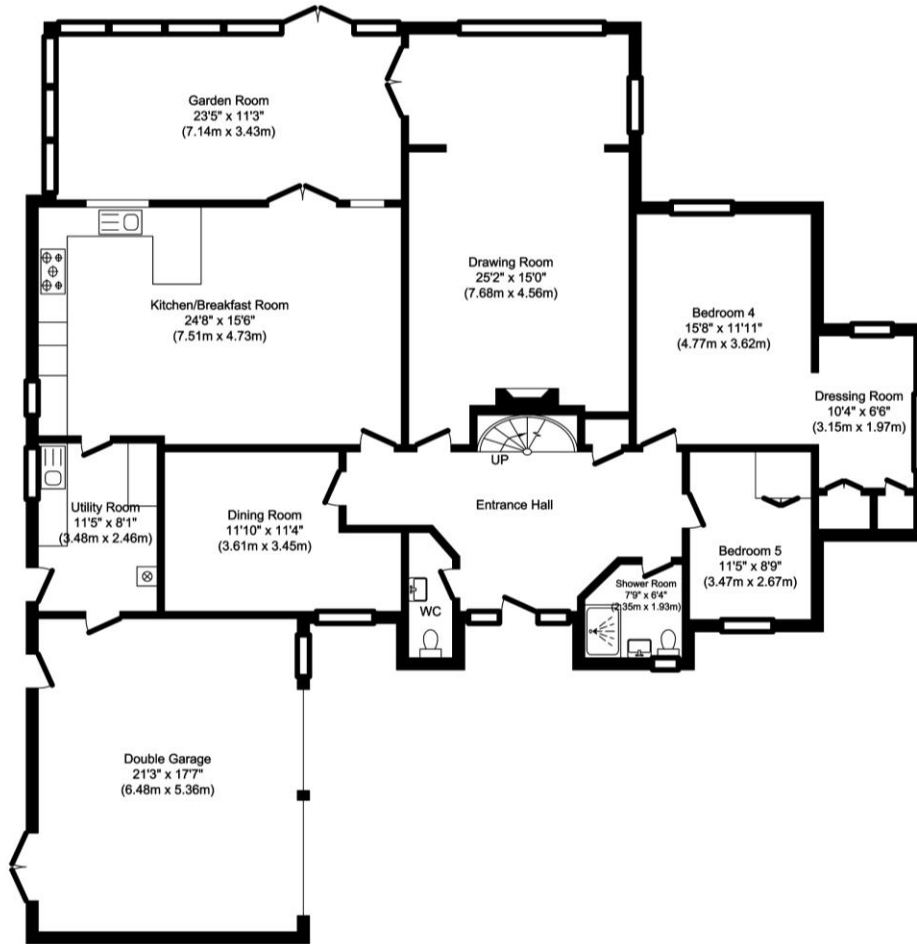
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G

VIEWING: Strictly by prior appointment only through DAVID BURR.

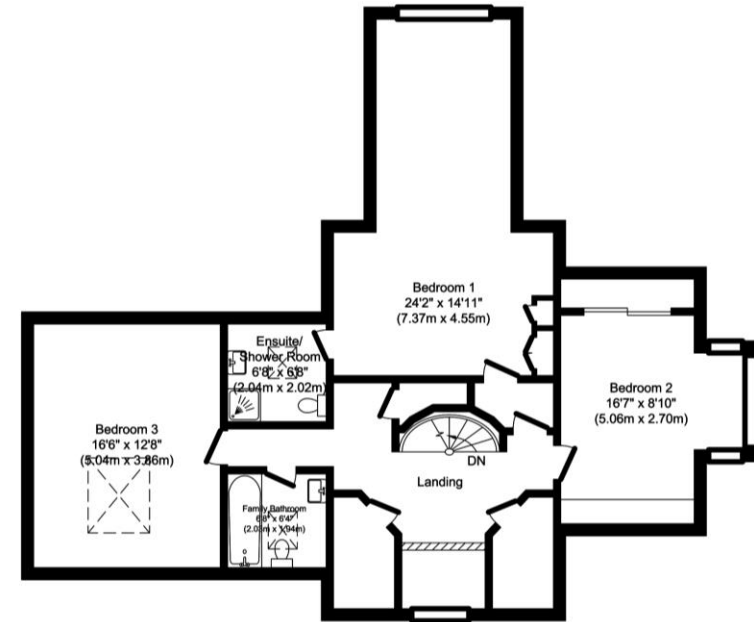
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Ground Floor
Approximate Floor Area
2398.63 sq. ft.
(222.84 sq. m)



First Floor
Approximate Floor Area
1030.96 sq. ft.
(95.78 sq. m)

TOTAL APPROX. FLOOR AREA 3429.59 SQ.FT. (318.62 SQ.M.)

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